

Unit 401 - Commodore Plaza

401 - 2780 NE 183 St, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11648054
 Status: Active
 Size: 1,300 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Guest Parking
 View:
 List Price: \$355,999
 List PPSF: \$274
 Valuated Price: \$287,000
 Valuated PPSF: \$221

The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.

Building Information

Number of units: 321
 Number of active listings for rent: 0
 Number of active listings for sale: 29
 Building inventory for sale: 9%
 Number of sales over the last 12 months: 14
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 1

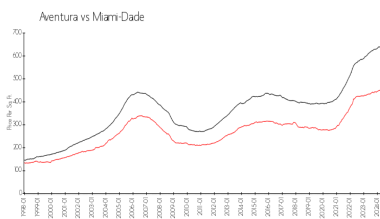
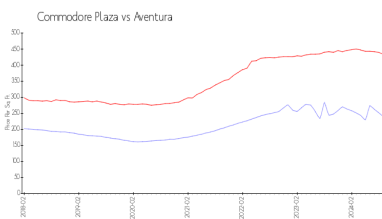
Building Association Information

Commodore Plaza Condominium
 Address: 2780 NE 183rd St,
 Aventura, FL 33160
 Telephone : +1 305-931-5217

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1011	887 sq ft	Aug 2024	\$165,000	\$186
1209	1,058 sq ft	Jul 2024	\$180,000	\$170
1216	1,300 sq ft	Jun 2024	\$352,000	\$271
704	1,143 sq ft	Jun 2024	\$300,000	\$262
PH17	1,300 sq ft	May 2024	\$335,000	\$258
2102	1,300 sq ft	May 2024	\$260,000	\$200
1215	887 sq ft	May 2024	\$200,000	\$225
1602	1,300 sq ft	May 2024	\$380,000	\$292

Market Information

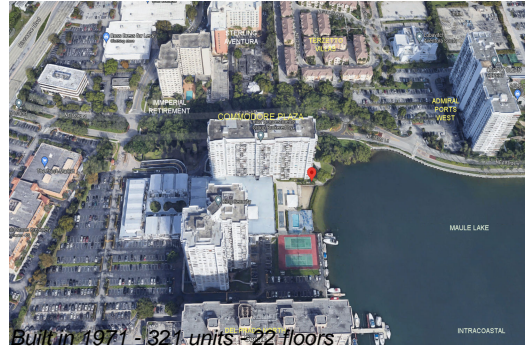


Commodore Plaza: \$239/sq. ft.
 Aventura: \$434/sq. ft.

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 Miami-Dade: \$694/sq. ft.

Inventory for Sale

Commodore Plaza: 9%
 Aventura: 6%
 Miami-Dade: 4%



Avg. Time to Close Over Last 12 Months

Commodore Plaza	125 days
Aventura	101 days
Miami-Dade	86 days